

EXCESS LAND FOR SALE

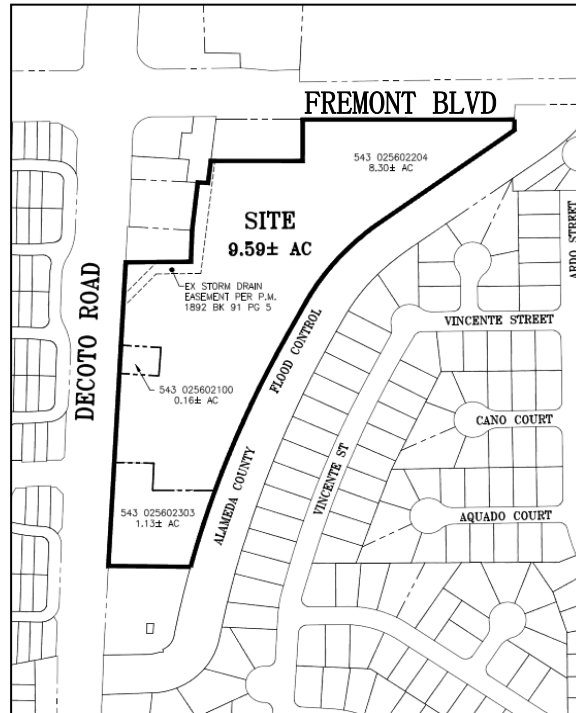
Sealed Bid Auction

4178, 4194 and 4268 Decoto, Fremont, CA

APNs 543-0256-022-04, 543-0256-021-00 and 543-0256-023-03

±9.59 Acres – Zoning: MX District, Mixed-Use District

Minimum Bid: \$28,000,000.00



Close of Escrow: 15 months (Estimated Close of Escrow: September of 2017)

Site Tour: Available Upon Request

Please contact Eva Ip, Real Property Agent, at eip@fremont.gov for arrangements.

Sealed Bid Opening* at 2:00 p.m. on 5/10/2016

At City's Finance Department located at 3300 Capitol Avenue, Building B, Fremont, CA

A \$200,000 bid deposit is required with the sealed bid

**An oral bid auction will be held immediately after the sealed bid opening if the City receives written bids that result in a tie. Only the highest bidders who made the same offer will be allowed to participate.*

Submit sealed bids to City of Fremont Finance Department / Purchasing Division at 3300 Capitol Avenue, Building B, Fremont, CA no later than 2:00 P.M. on 5/10/2016

Bids submitted after 2:00 P.M. on 5/10/16 will not be considered.

For complete information, please visit www.fremont.gov/386

SITE FACT SHEET

4178, 4194 and 4268 Decoto, Fremont, CA

Location	4178, 4194 and 4268 Decoto Road, Fremont, CA Located at the southwest corner of the intersection of Decoto Road and Fremont Boulevard.
Community Plan Area	Centerville Community Plan Area
APNs	4178 Decoto Road: APN 543-0246-022-04 4194 Decoto Road: APN 543-0256-021-00 4268 Decoto Road: APN 543-0256-023-03
Lot Sizes	In a total size of ±9.59 acres 4178 Decoto Road: 361,583 square feet (8.3 acres) 4194 Decoto Road: 7,000 square feet (0.16 acres) 4268 Decoto Road: 49,297 square feet (1.13 acres)
Lot Shape	Irregular
General Plan	Commercial – Mixed Use
Zoning	MX – Mixed Use To accommodate commercial uses and secondarily to create opportunities for mixed-use development including ground floor retail and service uses and upper floor residential uses.
Zoning Analysis**	Please refers to Page 4
Topography	Level and at street grade.
Street Improvements on Decoto Road between Cabrillo Court and Fremont Boulevard	Preliminary information is shown on the East West Connector Project Segment A Plan & Profile Sheets 1 and 2 (SA-L1 and SA-L2.)
Current Uses	Commercial Landscape Nursery <ul style="list-style-type: none"> - Regan Nursery leases APN 543-0256-023-03 and most of APN 543-0246-022-04, and the lease expires on 6/30/2016. Regan Nursery has a 2,160 s.f. trailer and two Quonset buildings at the site. <p>Vacant Land: Previously developed for residential use. All three houses were demolished in 2012.</p> <ul style="list-style-type: none"> - APN 543-0256-021-00 - APN 543-0246-022-04 (portion of)

Utilities Gas and electricity Sewer Water	Existing utilities available from street: Pacific Gas & Electric Company (PG&E): 800-743-5000 Union Sanitary District (USD): 510-477-7500 Alameda County Water District (ACWD): 510-668-4200
City of Fremont's Affordable Housing Ordinance	Under Fremont Municipal Code <i>(can be found on http://www.codepublishing.com/CA/Fremont)</i> - Title 18 (Planning and Zoning), Chapter 18.155
Real Estate Taxes	Property is not assessed for taxes while vested in the City. It will, however, be assessed after transfer into private ownership.
Supplemental Documents (To download, please visit www.fremont.gov/386)	<ol style="list-style-type: none"> 1. Assessor's Map 2. Preliminary Title Report Amendment No. 1 dated 12/24/2015 3. Deed to Alameda County Flood Control (RE 819 IM 73) 4. Deed to Alameda County Flood Control (RE 819 IM 77) 5. Storm Drain Easement (Parcel Map 1892) 6. Site plan on topo map 7. Site plan on assessor's map 8. General Plan Conformity Finding dated 4/24/14 9. City Council Staff Report – Surplus City Property Disposition Plan dated 10/8/13 10. Phase 1 – Environmental Site Assessment: Executive Summary dated 8/7/14 <i>(Full report is available upon request)</i> 11. Deed to City of Fremont dated 1/25/1989 12. Affordable Housing Fee Schedule (Ordinance No. 2015-09) 13. Draft Purchase & Sale Agreement 14. Draft Grant Deed 15. East West Connector Segment A Plan & Profile Sheets SA-L1 and SA-L2.

ZONING ANALYSIS

The property is presently designated and zoned for Commercial Mixed-Use (MX), which permits commercial or mixed-use development. The following are the primary requirements for a project:

- **Minimum Commercial:** The site may be developed with all commercial use at up to a 0.50 FAR or may be developed with a mixed-use project at up to a 1.25 FAR. In the mixed-use scenario half of the site frontages must have ground-floor commercial space at a minimum depth of 50 feet. On this site there is 635 feet of street frontage, therefore 317.5 linear feet of the frontage must have ground-floor commercial space at a minimum depth of 50 feet with a minimum height of 16 feet. The minimum commercial component in this scenario would equal be 15,875 square feet.
- **Alternative mixed-use scenarios.** A development that successfully integrates with existing commercial development on adjacent sites may allow for the existing commercial space to offset the minimum commercial requirement on-site. Additionally, given the corner nature of this site, the City has discretion to determine that one frontage need not have additional commercial space. Staff is willing to explore these scenarios in greater detail.
- **Available Residential Capacity:** The residential capacity is determined by subtracting the minimum commercial requirement from the total permissible square footage. In this instance a FAR of 1.25 is allowed. Based upon the 9.59-acre lot, approximately 522,000 square feet of total development is permissible. Subtracting the minimum 15,875 commercial square footage yields a balance of approximately 506,000 square feet for residential development. The unit yield would depend upon site planning and proposed unit size.

For further information on the parcel, please either contact Joel Pullen or Wayne Morris.

Wayne Morris

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Planning Division - Community Development
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Fremont, CA 94538
(510) 494-4729
wmorris@fremont.gov

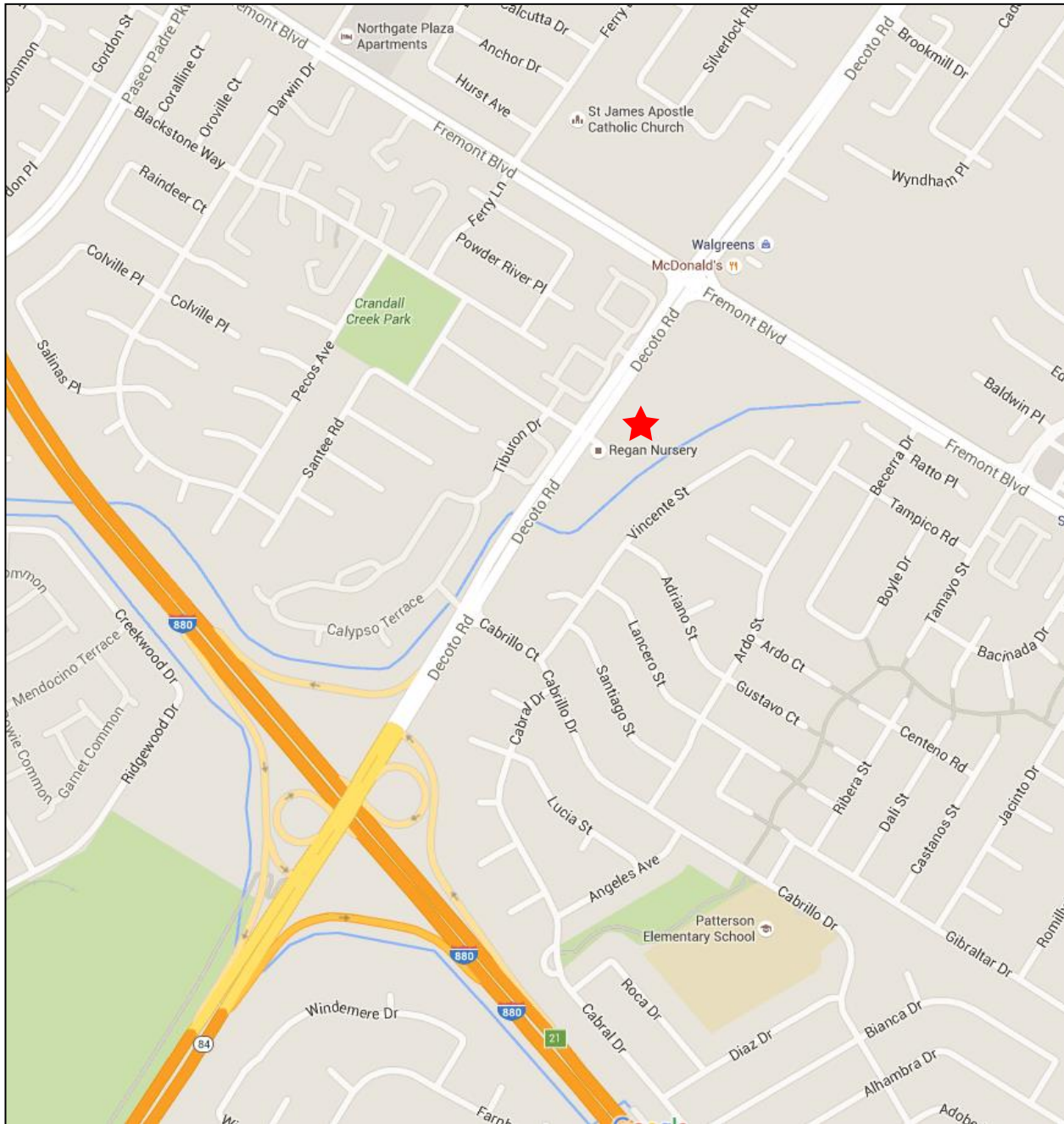
Joel Pullen

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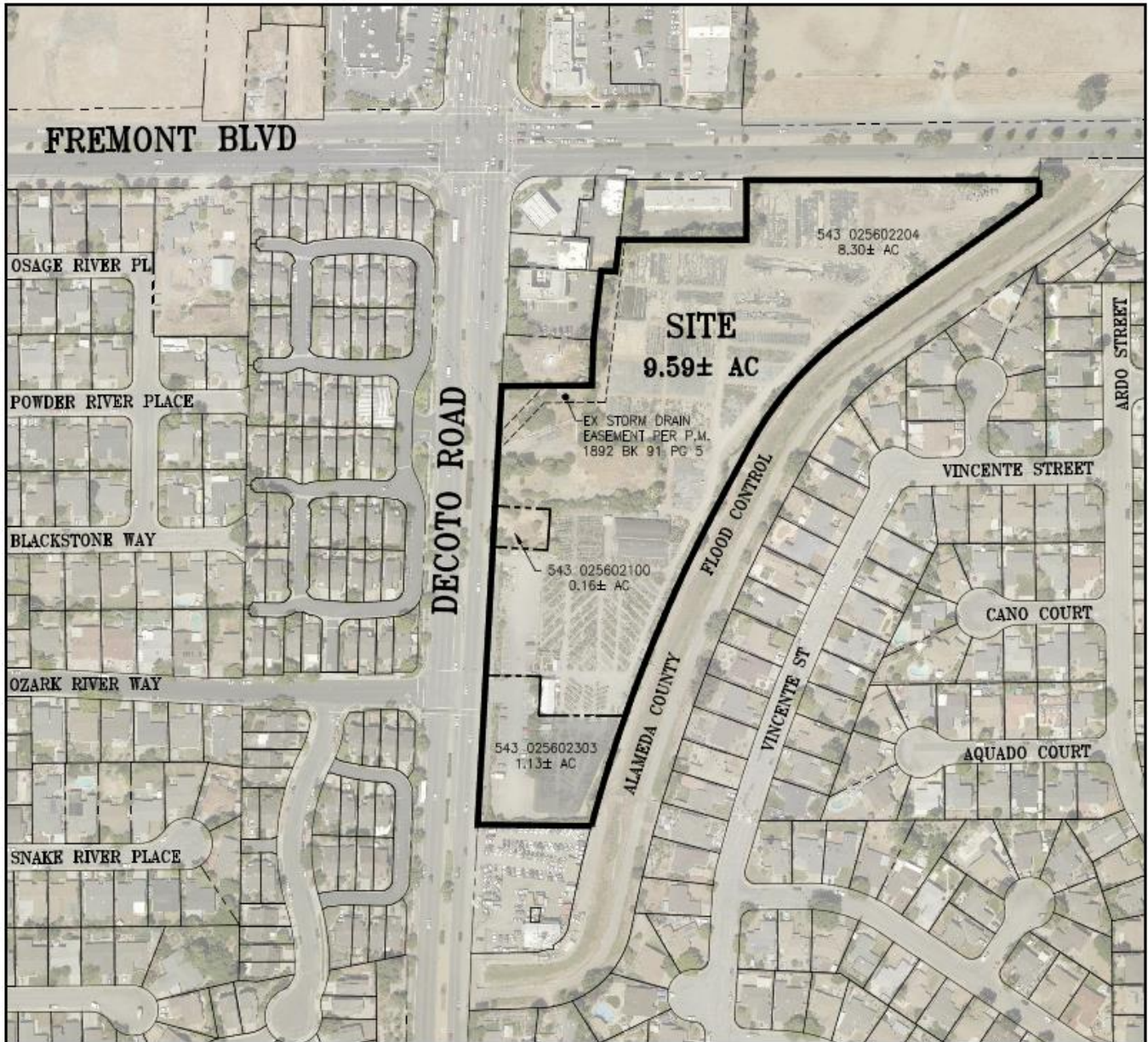
Disclaimer: The properties are being sold "as is" and City of Fremont makes no representation and warranty as to the potential uses of these properties, and reserves the right to withdraw the properties from the market without further notice. The information contained herein was obtained from what are believed to be reliable sources; however, no warranty, either expressed or implied, is given as to its completeness or accuracy. Bidder is cautioned to make an independent investigation of all information contained herein.

AREA MAP



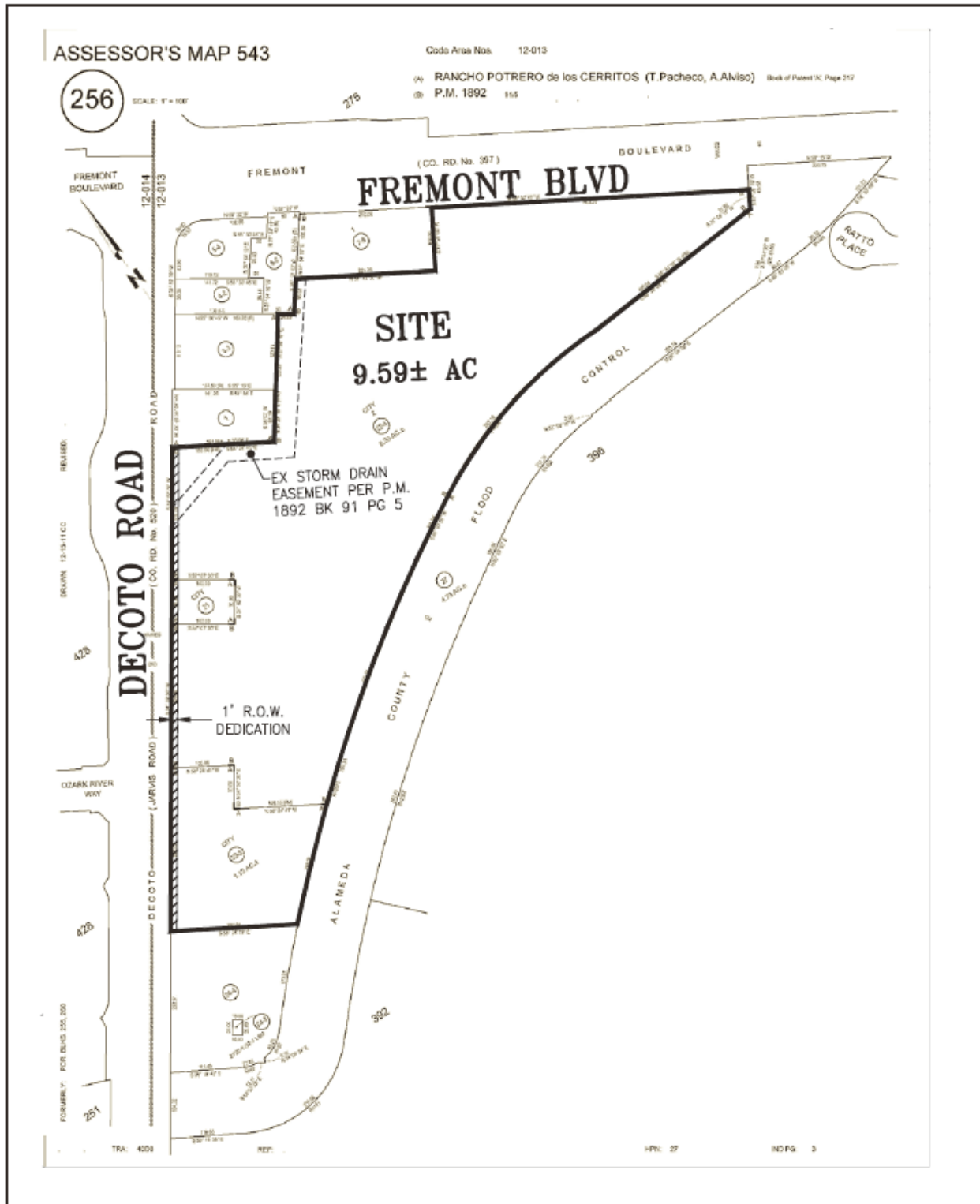
**4178, 4194, 4268 Decoto
Road Fremont, CA**

AERIAL LOCATION MAP

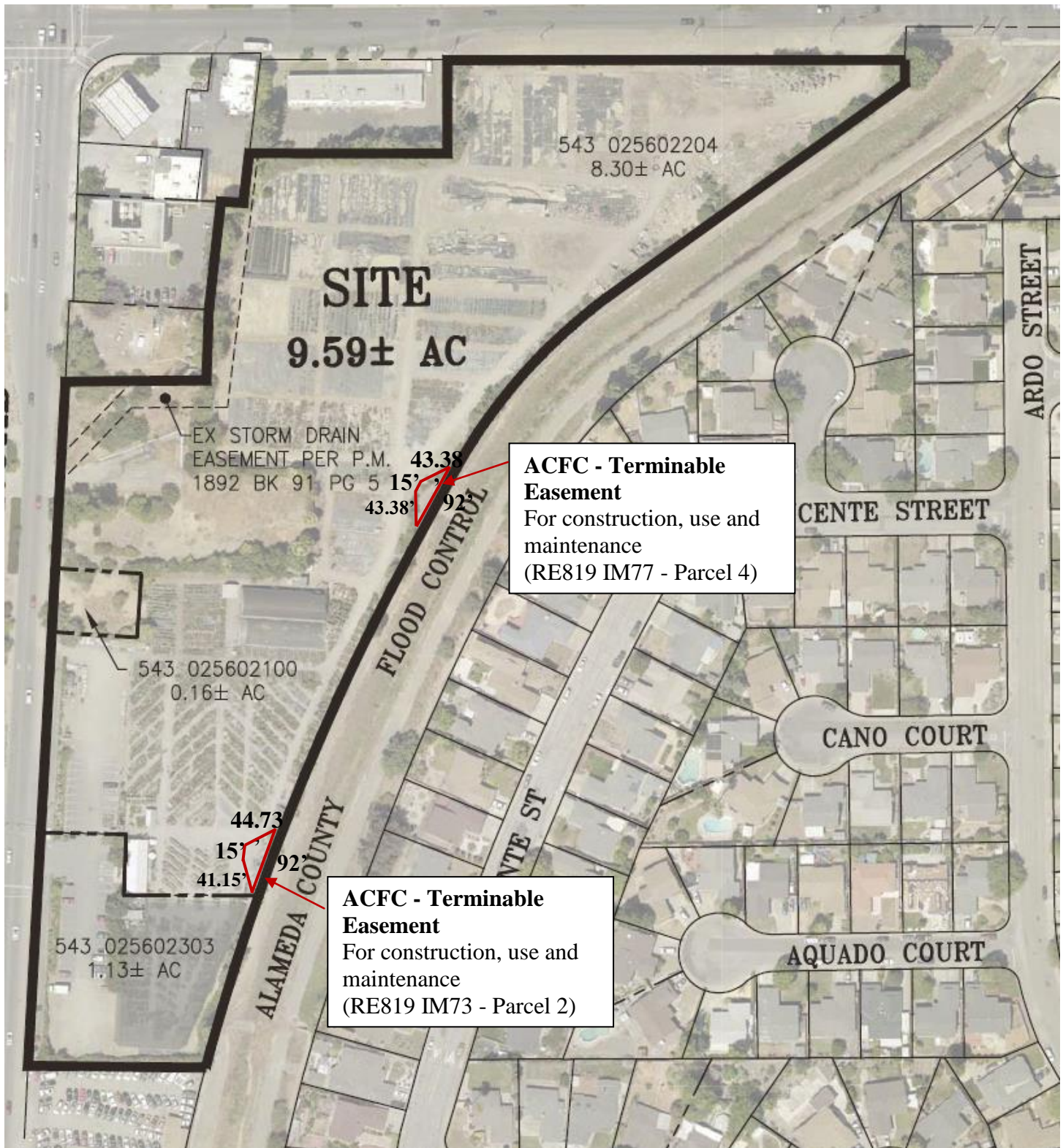


ASSESSOR'S MAP

APNs 543-0256-022-04, 543-0256-021-00 and 543-0256-023-03



EASEMENTS ON SUBJECT PROPERTY



Easement locations are approximate and not in scale. For information only.

Easement documents are available for download at www.fremont.gov/386

REGAN NURSERY LEASED AREA



Leased Area

Tenant: Regan Nursery

Leased Area: APN 543-0256-023-03 and most of APN 543-0246-022-04

Lease Terms: expires on 6/30/2016

Onsite Structures: One 2,160 s.f. trailer and two Quonset buildings at the site.
These are the personal properties of the tenant.

SITE PICTURES



View of the entrance to Regan Nursery.
At the intersection of Decoto Road and Ozark River Way.



Different views of the subject property.

SITE PICTURES



Difference views of the subject property.

SITE PICTURES



Another view



Looking southwesterly from Fremont Blvd. to the flood control channel.

SITE PICTURES



View of trailer on the property. This is personal property of Regan Nursery and will be removed when the nursery moves.



Quonset buildings in the background. They are personal properties of Regan Nursery and will be removed.

SITE PICTURES



Looking west along Fremont Blvd.



Looking north along Decoto Road.

LEGAL DESCRIPTION

Real property in the City of Fremont, County of Alameda, State of California, described as follows:

PARCEL 1:

PORTION OF THE TRACT OF LAND DESCRIBED IN THE DEED BY THE BANK OF ALAMEDA COUNTY TO GIOVANNI AND BRUNETTA ORSETTI, BY DEED DATED NOVEMBER 21, 1934 AND RECORDED NOVEMBER 23, 1934 IN BOOK 3139 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 65 (EE/51687), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF JARVIS ROAD, KNOWN AS COUNTY ROAD NO. 520, AS SAID ROAD NOW EXISTS, DISTANT THEREON SOUTH 34° 52' 30" WEST 209.09 FEET FROM THE NORTHEASTERN LINE OF SAID TRACT; RUNNING THENCE ALONG SAID LINE OF COUNTY ROAD NO. 520, SOUTH 34° 52' 30" WEST 70.00 FEET; THENCE SOUTH 55° 07' 30" EAST 100 FEET; THENCE PARALLEL TO SAID LINE OF SAID ROAD NORTH 14° 52' 30" EAST 70.00 FEET TO A LINE DRAWN SOUTH 55° 07' 30" EAST FROM THE POINT OF BEGINNING.

PARCEL 2:

PARCEL 2 OF PARCEL MAP NO. 1892 FILED JUNE 9, 1967 IN BOOK 91, Page 5 OF PARCEL MAPS, AT PAGE ALAMEDA COUNTY RECORDS.

PARCEL 3:

PORTION OF THE 8.50 ACRE TRACT OF LAND DESCRIBED IN THE DEED BY MANUEL SILVERIA DIAS AND ANNA AURORA DIAS TO GIOVANNI ORSETTI AND BRUNETTA ORSETTI, DATED MAY 21, 1946, RECORDED MAY 31, 1946, IN BOOK 4881 OF OFFICIAL RECORDS OF ALAMEDA COUNTY, PAGE 421, (TT-45640), DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERN LINE OF THE COUNTY ROAD LEADING TO HARVIS LANDING, AS SAID ROAD NOW EXISTS, WITH THE SOUTHWESTERN LINE OF SAID 8.50 ACRE TRACT; AND RUNNING THENCE ALONG SAID LINE OF SAID COUNTY ROAD NORTHEASTERLY 259.42 FEET; THENCE PARALLEL WITH THE SOUTHWESTERN LINE OF SAID 8.50 ACRE TRACT SOUTHEASTERLY 100 FEET; THENCE PARALLEL WITH SAID LINE OF SAID COUNTY ROAD SOUTHWESTERLY 70 FEET; THENCE PARALLEL WITH THE SOUTHWESTERN LINE OF SAID 8.50 ACRE TRACT; 900 FEET, MORE OR LESS, TO THE SOUTHEASTERN LINE OF SAID 8.50 ACRE TRACT; THENCE ALONG THE LAST NAMED LINE SOUTHWESTERLY 189 FEET, MORE OR LESS, TO THE SOUTHWESTERN LINE OF SAID 8.50 ACRE TRACT; AND THENCE ALONG THE LAST NAMED LINE NORTHWESTERLY 900 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM:

THAT PORTION THEREOF DESCRIBED IN THE DEED TO THE COUNTY OF ALAMEDA RECORDED FEBRUARY 21, 1949 IN BOOK 5732, PAGE 457, OFFICIAL RECORDS OF ALAMEDA COUNTY. ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO ALAMEDA COUNTY FLOOD CONTROL WATER CONSERVATION DISTRICT RECORDED MARCH 6, 1963 IN REEL 819, IMAGE 73, ALAMEDA COUNTY RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION THEREOF DESCRIBED IN THE DEED TO JOHN BROOKS, ET UX, RECORDED DECEMBER 18, 1984 IN REEL 1395, IMAGE 82, OFFICIAL RECORDS OF ALAMEDA COUNTY.

APN: 543-0256-021 (Affects Parcel One), 543-0256-022-04(Parcel Two) and 543-0256-023-03(Affects Parcel Three)



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